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KEEPING YOUR REPAIRS & MAINTENANCE TO A MINIMUM

Purchasing an investment property is never an easy decision, but once you have secured your finance, found the investment property that ticks all the boxes to reaching your investment goal and sourced the right property management team and tenants, it really is a rewarding decision. You can finally sit back and be secure in knowing your investment is growing in wealth... until... the repairs & maintenance bills start to trickle in.

It is a given that older properties will require repairs & maintenance to be carried out throughout the life of your investment. It is important that you, as the landlord will be responsible together with your property manager to ensure the property is maintained to a reasonable state of repair considering the age of the property. You also need to comply with building, health & safety laws. It's not all gloom and doom though. Ensure your property is being inspected throughout the year and be on top of any major repairs that may cause grief if they are presented out of the blue.

We've put together a checklist of some things you can do as a landlord at no extra cost to you to ensure your property is maintained to tip top condition! If you don't feel comfortable performing these tasks, your property manager can organise the handyman to do a once over.

- **Toilet:** Check for leaks and water run-on.
- **Garbage Disposal:** Tighten drain connections and fasteners.
- **Clothes Washer:** Clean water inlet filters; check hoses and replace them if they are leaking.
- **Clothes Dryer:** Vacuum lint from ducts and surrounding areas.
- **Wiring:** Check for frayed cords and wires; repair or replace them as needed.
- **Range Hood:** Wash fan blades and housing.
- **Roof:** Inspect roof surface, flashing, eaves, and soffits; repair if needed.
- **Gutters and Downspouts:** Clean them out or install

no-clean version. Inspect and repair weak areas; check for proper drainage and make repairs if needed.

- **Siding:** Inspect and clean siding and repair if needed
- **Windowsills, Doorsills, Thresholds:** Fill cracks, caulk edges, repaint; replace if needed.
- **Window and Door Screens:** Clean screening and repair or replace if needed; tighten or repair any loose or damaged frames and repaint if needed; replace broken, worn, or missing hardware; tighten and lubricate door hinges and closers.
- **Roof:** Inspect roof surface, flashing, eaves, and soffits; repair if needed
- **Gutters and Downspouts:** Clean out. Inspect and repair weak points; check for proper slope
- **Siding:** Inspect and clean siding and repair if needed.
- **Windows and Doors:** Replace any cracked or broken glass; tighten or repair any loose or damaged frames and repaint if needed. Replace damaged hardware; tighten and lubricate door hinges and closers.
- **Window and Door Weather Stripping:** Inspect and repair or replace if it is deteriorating or if it does not seal.
- **Thermostat:** Clean heat sensor, contact points, and contacts; check accuracy and replace thermostat if it is not functioning properly.
- **Outdoor Taps:** If you live in an area with freezing winters, shut off valves to outdoor faucets. Open spigots and drain, store hoses.

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